



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

ATTACHMENT 2

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

December 11, 2006

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tentative Tract Map No. 17112
LOCATION: 685 W. 18th Street and 686 Park Drive

Dear Commissioners:

Tentative Tract Map No. 17112 as furnished by the Planning Division for review by the Public Services Department consists of a one-lot subdivision for a common use development for condominium purposes. Tentative Tract Map No. 17112 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. The Final Tract Map and all off-site improvements required to be made, or installed by the Subdivider, shall meet the approval of the City Engineer. Prior to any on-site/off-site construction, permits shall be obtained from the City of Costa Mesa Engineering Division.
4. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 66-26 unless waived by the City Engineer per Section 66491 of the Subdivision Map Act.
5. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
6. The elevations shown on all plans shall be on Orange County benchmark datum.
7. The Subdivider shall submit a cash deposit of \$750 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

8. Vehicular and pedestrian access rights to W. 18th Street and Park Drive shall be released and relinquished to the City of Costa Mesa except at approved access locations.
9. Fulfill the drainage fee ordinance requirements prior to the approval of the Tract Map.
10. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
11. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
12. Dedicate easements as needed for public utilities.
13. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.
14. Submit Traffic Mitigation fee as determined by the Transportation Services Manager.
15. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
16. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
17. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
18. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

Sincerely,


Ernesto Munoz, P. E.
City Engineer

/ch (Engr. 2006/Planning Commission Tract 17112)